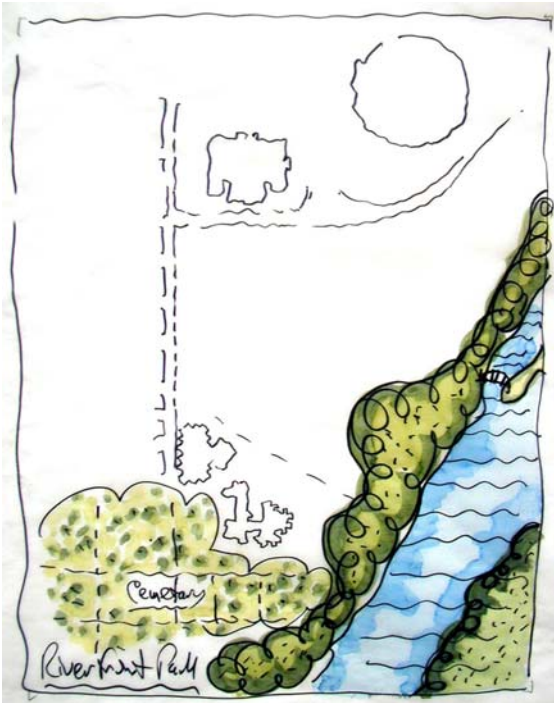


VI. Planning Principles

1. Connect and integrate Reservation 13 with adjacent neighborhoods, and the new waterfront park along the Anacostia River;
2. Utilize the site to meet a diversity of public needs including health care, education, employment, government services and administration, recreation and housing.
3. Extend the existing pattern of local streets to and through the site to create simple, well-organized city blocks and appropriately-scaled development;
4. Maintain a human-scale of building heights that match existing neighborhood buildings and increase in height as the site slopes downward to the Anacostia waterfront;
5. Connect the Hill East neighborhood and the city at large to the waterfront via tree-lined public streets, recreational trails and increased access to waterfront parklands;
6. Demonstrate environmental stewardship through environmentally sensitive design, ample open spaces, and a great waterfront park that serve as public amenities and benefit the neighborhood and the city;
7. Promote the use of mass transit by introducing new uses near Metro stations and create an environment where the pedestrian, bicycle, and auto are all welcome, complementary, and unobtrusive, reducing the impact of traffic on adjacent neighborhood streets.
8. Create attractive “places” of unique and complementary character including:
 - ◆ A new, vital neighborhood center around the Metro station at C and 19th Streets that serves the unmet neighborhood commercial needs of the community and extends to the waterfront with a new residential district;
 - ◆ Massachusetts Avenue as a grand Washington ‘boulevard’ in the tradition of the L’Enfant plan and devoted to a new center for Public Health and Science;
 - ◆ A district for city-wide uses and services, such as health care, education, and recreation along Independence Avenue;
 - ◆ A grand public waterfront park incorporating monumental places and quiet natural retreats accessed by a meandering park drive set back from the Anacostia River.
9. Limit improvements to correctional facilities to areas south of Massachusetts Avenue.



Waterfront Park

Connect and integrate Reservation 13 with adjacent neighborhoods and the new waterfront park along the Anacostia River.

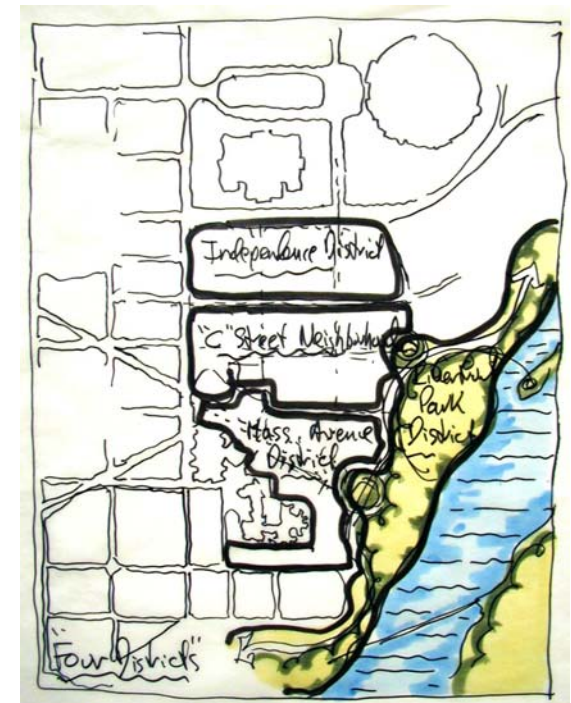
Create a great park along the Anacostia River accessible by all. Call this park "The Meadows".



Waterfront Park & Park Drive

Upgrade the existing RFK access drive into a park drive for low-speed automobile movement (that is not a commuter cut-thru) to facilitate local movement and access to the Anacostia Riverwalk and Trail (pedestrian and bicycle) and to the parking lots at RFK Stadium.

Use the new Park Drive for access by police and emergency vehicles.



Four Districts

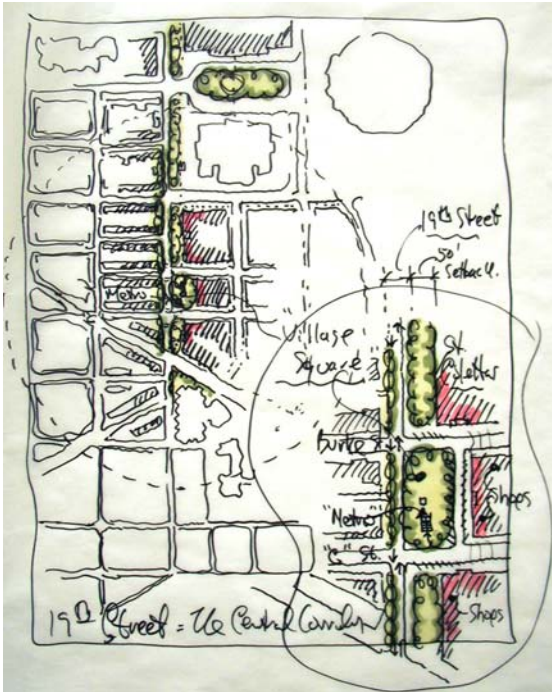
Utilize the site to meet a diversity of public needs including health-care, research, education, employment, government services and administration, recreation and housing.

- Independence Ave. District
- Massachusetts Ave. District
- C Street Neighborhood
- Waterfront Park

Extend the existing pattern of local streets to and through the site to create simple, well-organized city blocks, appropriately-scaled development, and views to the waterfront.

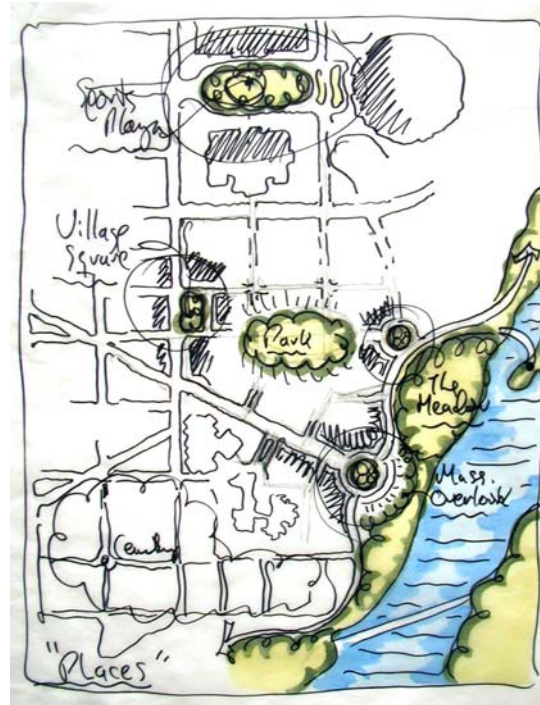
Maintain a human-scale of building heights that relate to the existing residential buildings on 19th Street and increase in size as the site slopes down towards the waterfront.

Connect the Hill East neighborhood and the city at large to the waterfront via tree-lined streets, recreational trails and increased access to waterfront parklands.



Promote Mass Transit/ Village Square at 19th and C Streets

Promote the use of mass transit by introducing new uses near Metro stations and create an environment where the pedestrian, bicycle, and auto are all welcome, complementary, and unobtrusive, reducing the impact of traffic on adjacent neighborhood streets.



Places

Create attractive "places" of unique and complementary character including:

- Village Square
- Neighborhood Park
- "The Meadow"
- Massachusetts Avenue Overlook



Correctional Facilities

Limit improvements to correctional facilities to areas south of Massachusetts Avenue